

LAND PARTITION PLAT

IN THE EAST 1/2., SEC. 1, T. 29 S., R. 6 W., W. M.

DOUGLAS COUNTY, OREGON - MAY 2017

PLANNING FILE #17-011

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2017-010949
 NO FEE
 00443184201700109490010017
 06/29/2017 11:27:45 AM
 PLAT-PAR Cnt=1 SIn=33 HAJOHNST
 This is a no fee document

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND AS SHOWN HEREON AS PARCEL 2 WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 1 HAS NOT BEEN SURVEYED NOR MARKED IN ANY WAY.

Carl A. Sweeden
 CARL A. SWEEDEN

AFFIDAVIT OF CORRECTION
 RECORDED 8/24/2017 AS
 COUNTY CLERK INSTR. No.
 2017-014072; C.S. 65/83-9

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Carl A. Sweeden
 OREGON
 JANUARY 16, 1996
 CARLA SWEEDEN
 2752

RENEWS 6/30/2018

LEGAL DESCRIPTION:

EXHIBIT 1-B & EXHIBIT 1-C, INSTR. #98-6964, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS EXCEPTING THEREFROM ANY PORTION THEREOF BEING WITHIN CLARKS BRANCH ROAD #105 INCLUDING THOSE PORTIONS SUBJECT TO THE TERMS AND PROVISIONS AS SET OUT IN CIRCUIT COURT NO. 74-110, DOCKET NO. 1037 OF COUNTY ROAD RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHARLES A. MIHEVC AND CHERYL J. MIHEVC, TRUSTEES OF THE TRUST DATED MARCH 19, 1998 DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THAT THEY DO CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #17-011 AND THAT THEY DO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 AS SHOWN AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT "E" TO BENEFIT PARCEL FROM THE 60 EASEMENT PER INST. #74-7321, HORIZON LANE TO THE WESTERLY LINE OF PARCEL 1 SITUATED OVER AND CENTERED ON THE EXISTING DRIVEWAY ACCESS CURRENTLY IN USE.

Charles A. Mihevc Trustee
 CHARLES A. MIHEVC, TRUSTEE

Cheryl J. Mihevc Trustee
 CHERYL J. MIHEVC, TRUSTEE

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNERS SHOWN TO CREATE PARCELS 1 AND 2 AS APPROVED BY THE DOUGLAS COUNTY, PLANNING DEPARTMENT FILE #17-011. A SEARCH FOR RECORD BOUNDARY MARKERS WAS COMPLETED TO ESTABLISH A TIE TO THE NEWLY CREATED PARCEL 2 AND TO ESTABLISH A BASIS OF BEARING FOR THE PLAT. THE BASIS OF BEARING IS PER M 53-13 A & B BETWEEN THE FOUND MONUMENTS SHOWN. PARCEL 2 WAS THEN POSITIONED AS DIRECTED. THE BOUNDARY OF PARCEL 1 WAS COMPUTED PER DEED.

FIELD CREW: C. SWEEDEN & D. SWEEDEN
 EQUIPMENT: NIKON NIVO 3M W/ SUPPORT
 MAPPING AND CALC'S: D. SWEEDEN

ACKNOWLEDGEMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

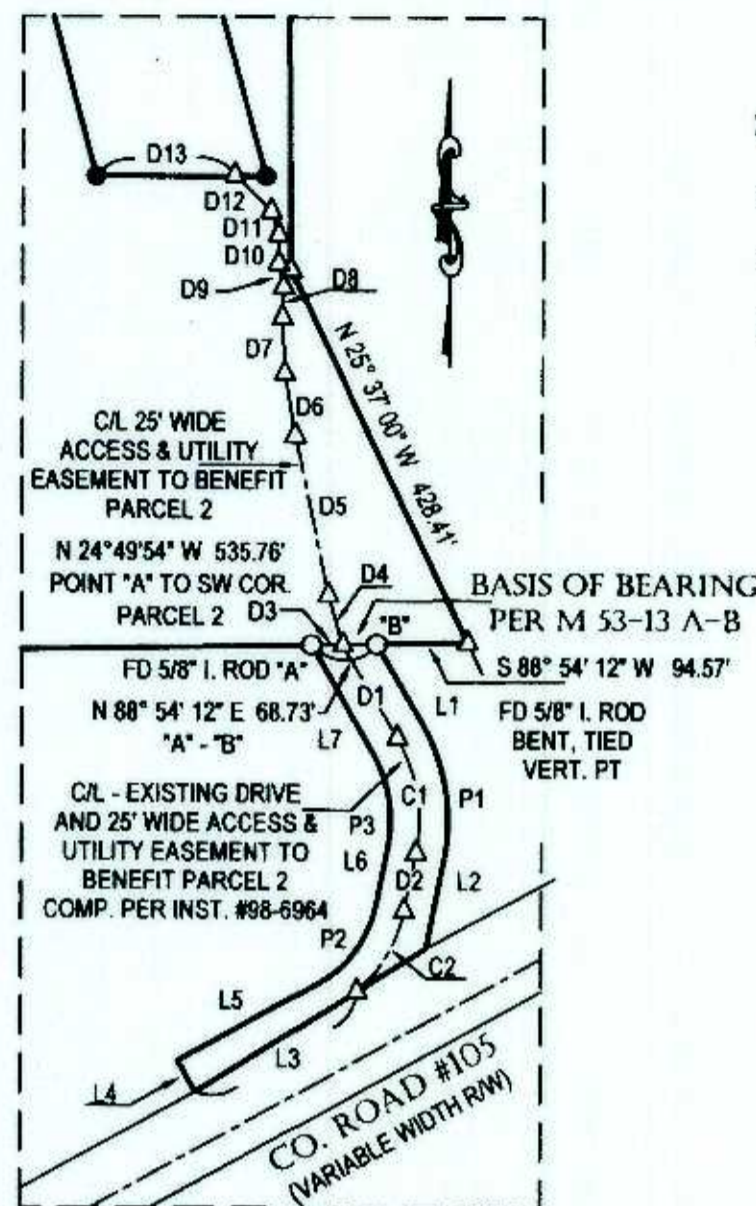
THERE PERSONALLY APPEARED BEFORE ME CHARLES A. MIHEVC AND CHERYL J. MIHEVC, TRUSTEES OF THE TRUST AGREEMENT DATED MARCH 19, 1998 WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

28 DAY OF JUNE, 2017

Steven Sarallo
 NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

938094 APRIL 15, 2019
 COMMISSION NO. MY COMMISSION EXPIRES



LEGEND:

- FOUND 5/8" I. ROD UNLESS OTHERWISE NOTED
- SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- △ COMPUTED POINT

ACCESS AND UTILITY EASEMENT LINE TABLE
 SEE DETAIL "A"

LINE	BEARING	DISTANCE
D1	S 31° 09' 32" E	112.44'
D2	S 11° 24' 01" W	61.70'
D3	N 88° 54' 12" E	32.39' (TIE)
D4	N 16° 16' 42" W	53.19'
D5	N 11° 46' 18" W	169.06'
D6	N 9° 20' 56" W	66.26'
D7	N 2° 35' 36" W	57.94'
D8	N 2° 07' 28" E	35.01'
D9	N 25° 37' 00" W	12.34'
D10	N 0° 22' 49" W	39.90'
D11	N 17° 35' 19" W	25.29'
D12	N 45° 42' 18" W	51.54'
D13	N 89° 52' 40" E	145.77' (TIE)

EASEMENT "E" LINE TABLE

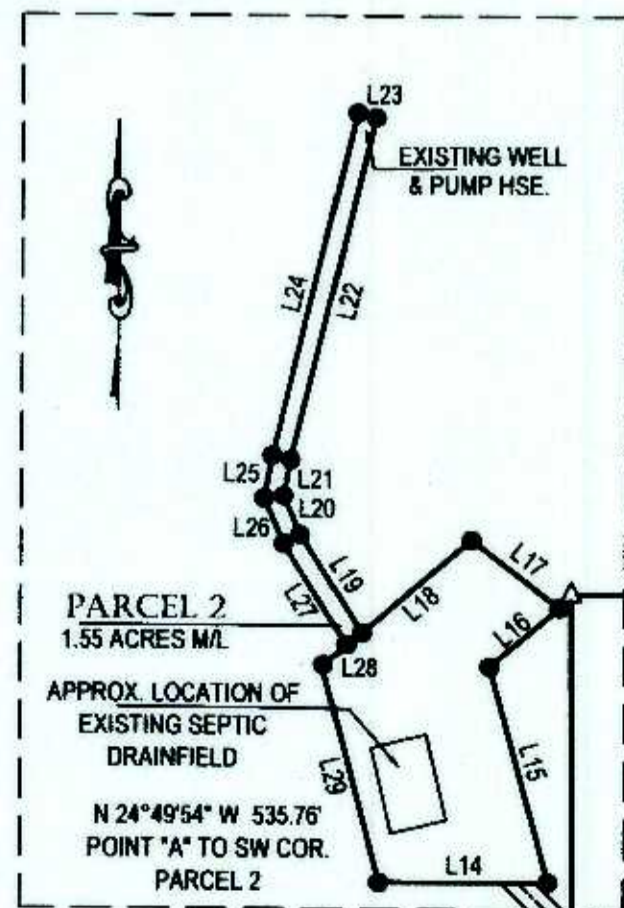
LINE	BEARING	DISTANCE
E1	N 42° 58' 43" E	68.72'
E2	N 60° 15' 18" E	97.19'
E3	N 35° 57' 38" E	94.94'
E4	N 46° 46' 17" E	103.40'
E5	N 66° 22' 14" E	105.26'
E6	N 57° 22' 29" E	92.98'

ACCESS AND UTILITY EASEMENT CURVE TABLE
 SEE DETAIL "A"

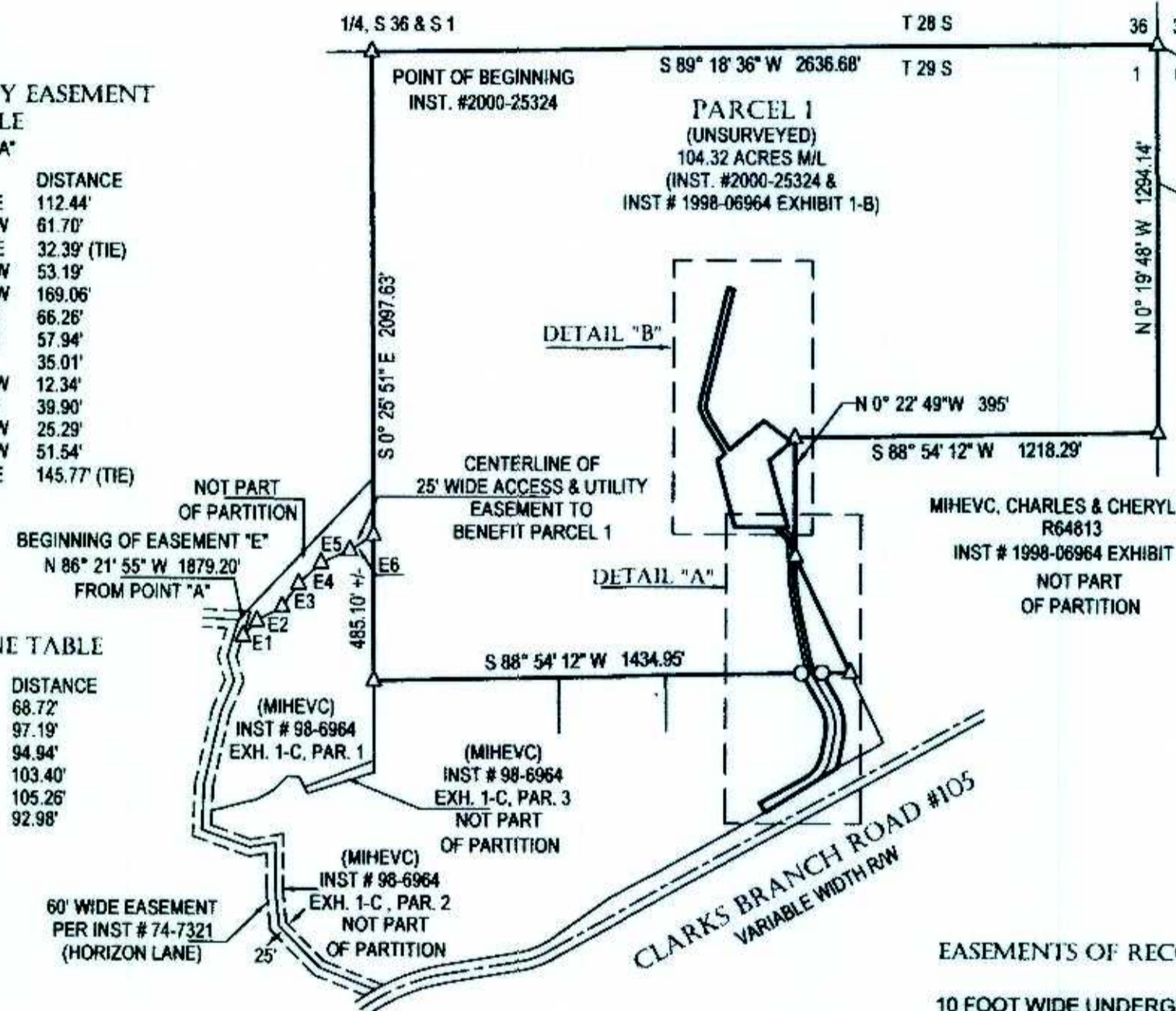
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD. BRG.
C1	41°40'58"	170.00	123.68	64.72	120.97	S 9° 26' 30" E
C2	37°34'53"	150.00	98.39	51.04	96.63	S 30° 11' 25" W

PARCEL CURVE TABLE
 SEE DETAIL "A"

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD. BRG.
P1	41°41'24"	199.97	145.50	76.14	142.31	S 9° 26' 43" E
P2	49°31'39"	120.00	103.73	55.36	100.53	N 36° 09' 51" E
P3	41°40'58"	140.00	101.85	53.30	99.62	N 9° 26' 30" W



DETAIL "B"
 SCALE 1" = 200'



PARCEL 1 LINE TABLE
 SEE DETAIL "A"

LINE	BEARING	DISTANCE
L1	S 30° 16' 59" E	94.70'
L2	S 11° 21' 52" W	95.32'
L3	S 57° 58' 51" W	283.24'
L4	N 29° 04' 18" W	36.99'
L5	N 60° 55' 45" E	167.74'
L6	N 11° 24' 01" E	61.70'
L7	N 30° 16' 59" W	128.22'

PARCEL 2 LINE TABLE
 SEE DETAIL "B"

LINE	BEARING	DISTANCE
L14	N 89° 52' 40" E	177.39'
L15	N 15° 33' 46" W	231.23'
L16	N 49° 41' 10" E	95.18'
L17	N 52° 36' 44" W	115.65'
L18	S 49° 41' 10" W	150.15'
L19	N 32° 08' 13" W	120.07'
L20	N 23° 44' 57" W	43.90'
L21	N 10° 35' 54" E	37.98'
L22	N 13° 43' 38" E	366.45'
L23	N 76° 16' 22" W	20.00'
L24	S 13° 43' 38" W	366.45'
L25	S 10° 38' 21" W	45.25'
L26	S 23° 44' 57" E	51.56'
L27	S 32° 08' 13" E	124.41'
L28	S 49° 41' 10" W	33.34'
L29	S 14° 52' 31" E	230.89'

WATER: WELL
 SEWER: SEPTIC SYSTEM
 ZONING: FG
 COMP. PLAN: EXCLUSIVE FARM USE- GRAZING

APPROVALS:

Kurtion O. DeBart 6-29-2017
 DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic 6/29/17
 DIRECTOR, DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Jessie Lawson 6/29/2017
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF JUNE, 2017 11:27 AM

Patricia K. Hitt 6/29/2017
 DOUGLAS COUNTY CLERK DATE



Carl Sweeden Land Surveying LLC
 558 SE Jackson St. Roseburg, Oregon 97470
 Tel. 541-672-8344

SURVEY FOR:
 CHARLES MIHEVC
 764 CLARKS BRANCH RD
 MYRTLE CREEK, OR 97457

SCALE: 1" = 500' DRAWN BY: D. SWEEDEN SHEET: 1 OF 1

2017-0015

2017-0015